

TOWN OF JAMESTOWN  
ZONING BOARD OF REVIEW

**Application for Exception or Variation under the Zoning Ordinance**

Zoning Board of Review;

Jamestown, R. I.

Date 10/14/21

Gentlemen:

The undersigned hereby applies to the Zoning Board of Review for an exception or a variation in the application of the provisions or regulations of the zoning ordinance affecting the following described premises in the manner and on the grounds hereinafter set forth.

Applicant Alkione Giovan Address 74 Ship st.

Owner Alkione Giovan Address 74 Ship st.

Lessee \_\_\_\_\_ Address \_\_\_\_\_

1. Location of premises: No. 74 Ship street Street

2. Assessor's Plat 15 Lot 58

3. Dimensions of lot: frontage 60 ft. depth 120 ft. Area 7405.2 sq. ft.

4. Zoning Districts in which premises are located: Use 1010 Area MDL-01 Height \_\_\_\_\_

5. How long have you owned above premises? 11 1/2 yrs

6. Is there a building on the premises at present? yes

7. Size of existing building 733 sq/ft

Size of proposed building or alteration 1451 sq/ft

8. Distance of proposed bldg. or alteration from lot lines:

front 60' rear 26 left side 8'6" right side 30'

9. Present use of premises: Single family dwelling

10. Proposed use of premises: Single family dwelling

Location of septic tank & well on lot front yard

11. Give extent of proposed alterations Add Second floor on existing footprint with a Gambrell styl roof line

12. Number of families for which building is to be arranged: 1

13. Have you submitted plans for above to Inspector of Buildings? YES

Has the Inspector of Buildings refused a permit? NO

14. Provision or regulation of Zoning Ordinance or State Enabling Act under which application for exception or variance is made:

Seeking relief from Act. 3, sec. ~~82-302~~ 82-302, table 3-2 and Article 6 sec. 82-605, 82-606 to add a 2nd floor to an existing single family home with a side yard set back of 8'6" where 10' is allowed and a rear setback of 26' where 30' is allowed

15. State the grounds for exception or variation in this case:

We wish to create a larger living room space as well as larger bedroom space. We wish to do this without demolishing home and stay in same footprint.

Respectfully Submitted,

Signature

Alvan Green

Address

74 Ship st

Stamtown, R.I.

Telephone No.

786-237-3282  
401-862-8765

**NOTE: A LOCATION PLAN AND SKETCH AND DRAWINGS NECESSARY TO GIVE FULL INFORMATION MUST BE FILED WITH THE APPLICATION.**

SAMPLE ZONING ADVERTISEMENT  
MUST BE FILLED OUT BY THE APPLICANT

Application of Alkione Giovan whose

property is located at 74 Ship st, and further

identified as Tax Assessor's Plat 15, Lot 58 for a Variance/Special Use Permit

from Article 3, Section 82-302 table 3-2 and article 6, section(s)

82-605, 82-606

to Add a second floor, converting bedroom at level one to a living

room and add 2 bedrooms and full bathroom upstairs by way of a 2nd

floor addition. seeking relief on side lot for 8'6" where 10' is Allowed and Rear setback  
of 26' where 30 is Allowed.

Said property is located in a R-40 zone and contains .17/7405 acres/square feet.

.....

**HOW TO WRITE YOUR AD:**

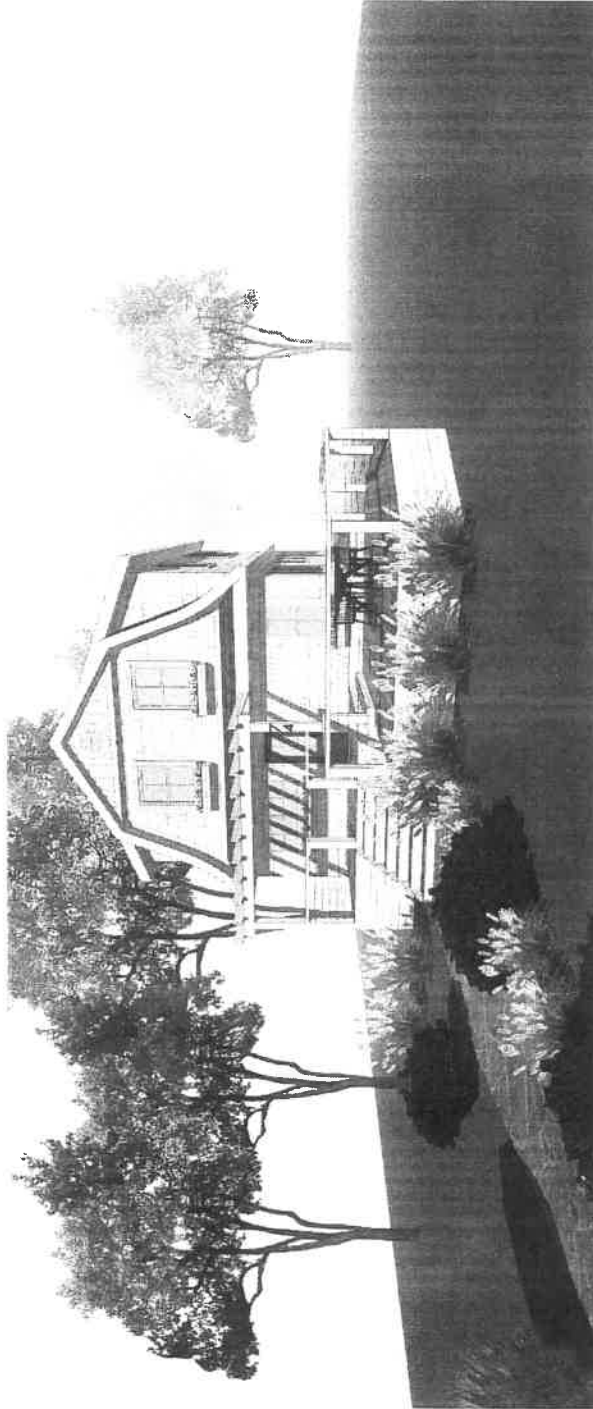
Name of owner must be advertised exactly as it appears on the most recent deed for the property. If the applicant's name differs from the owner, the ad must read: "Application of John R. Smith et ux Mary, (Jane L. Doe, owner), whose property...etc." The exact street address must be included in the advertisement, as well as the Tax Assessor's Plat and Lot numbers. Cross out "Variance" or "Special Use Permit" if one does not apply to what you are seeking. List the exact Article(s) and Section(s) numbers from the Zoning Ordinance from which you are seeking relief, followed by the title of the section as it appears in the Ordinance. Then briefly describe what you wish to do: "to construct a tool shed five feet from the side lot line instead of the required ten feet". List what zone your property is in: R8, R20, R40, RR80, RR200, CL, CD, CW or OS. Finally, enter the total acreage or square footage of your lot, crossing out the term that does not apply: acres or square feet.



# Giovan Moy Residence

## 74 Ship Street

### Jamestown, Rhode Island



#### Project Notes

**Street Address:**

74 Ship Street  
Jamestown, RI 02835

**Lot Size:**

0.17 Acres

**Existing Square Footage:**

733 SQFT

**Proposed Square Footage (First and Second Floor)**

1451 SQFT

**Zoned R-40**

PROVIDENCE  
ARCHITECTURE

269 Wickenden St., Providence  
Rhode Island 02903



ISSUE DATE

08/31/2021

CONSULTANTS

Structural Engineer  
Jamie Boulay  
Boulay Consulting  
(508) 567-0113

Giovan Moy Residence  
74 Ship St.  
Jamestown, RI

Cover Sheet

G001



SHEET 2 OF 7



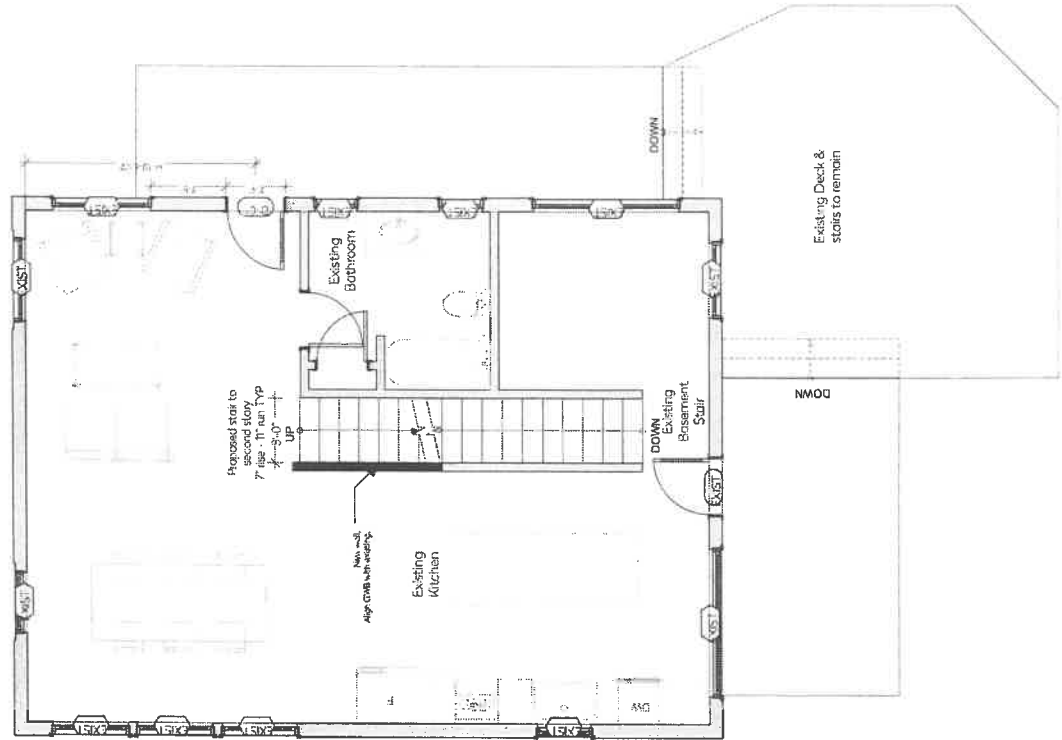
# PLAN NOTES:

1. SET WALL TYPE FOR WALL CONSTRUCTION.
2. PROVIDE RAWS AT ALL WEET LOCATIONS, PROVIDE CRIBS/TIEBACKS IN ROOMS AT ALL WEET LOCATIONS, TYP.
3. ALL EXPOSED STEEL TO BE AEGD - GRADE 1.
4. CONTRACTOR SHALL PROVIDE WALL BRACING AT ALL AREAS OF NEW WALL UNLESS OTHERWISE SPECIFIED, BUT NOT LIMITED TO THE CABINETS AND EQUIPMENT IN KITCHEN, BATHROOM, ETC. TYP.
5. PROVIDE ACCESS PANELS IN HARD CEILING FOR MECHANICAL EQUIPMENT UNLESS OTHERWISE SPECIFIED. ACCESS PANELS ARE TO BE MATCH WALL PANELS TO MATCH WALL PANELS, TYP.
6. PROVIDE ALL LEAD PIPING BRACE.
7. REFER TO ENRANGER PLANS FOR ADDITIONAL INFORMATION/NOTES/ETC.
8. PROVIDE 3 HOUR RATED FLOORING AT ALL STRUCTURAL STEEL.
9. GC IS RESPONSIBLE TO CARRY FLOORING TO ACCOMMODATE ELECTRICAL JUNCTION BOXES AT ETR MASONRY WALLS, TYP.
10. WHEN NOT LOCATED IN A WALL, CURRY FLOOR SHOULD ALL NEW STEEL COLUMNS WITH AN 18" HAT CHANNEL AND (2) LAYER 5/8" TYPE COB TO MAINTAIN REQUIRED RINGS, TYP.
11. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN EACH DWELLING UNIT.
12. ANY CONFLICT BETWEEN SITE CONDITIONS AND DRAWINGS SHALL BE REPORTED TO THE IMMEDIATE ATTENTION OF THE ARCHITECT, PARTITION LIAISON.
13. ALL DOOR FRAMES TO BE 4" FROM THE NEAREST PERIPHERAL PARTITION LIAISON.
14. REVIEW ALL NOTES FOR PARTITIONS IN FIELD BY ARCHITECT PRIOR TO START OF CONSTRUCTION.
15. ALL PENETRATIONS ARE TO BE SEALED TO MAINTAIN FIRE AND ACoustICAL RATING.
16. COORDINATE BLOCKING REQUIREMENTS WITH ARCHITECT PRIOR TO CONSTRUCTION.
17. FINISH AND BRP ALL WALLS, FLOORS AND ADJACENT CONSTRUCTION AFFECTED BY THIS FOR REVIEW ONLY.
18. REFER TO ENRANGER PLANS FOR FLOORING MATERIALS.
19. REFER TO TYPICAL UNIT PLANS FOR TYPICAL DOOR THRESH.
20. FINISH NOTES:
  - A. VERIFY ALL DIMENSIONS IN THE FIELD.
  - B. DRAWINGS ARE NOT TO BE SCALE VERIFY ANY DIMENSIONS WITH DIMENSIONS BY ARCHITECT PRIOR TO CONSTRUCTION.
  - C. DO NOT CONSIDER ANY DIMENSIONS AS FINISH UNLESS SPECIFICALLY NOTED OTHERWISE. DIMENSIONS ARE TO BE TO CENTERLINE UNLESS OTHERWISE SPECIFIED. DIMENSIONS ARE TO BE TO CENTERLINE UNLESS OTHERWISE SPECIFIED. DIMENSIONS ARE TO BE TO CENTERLINE UNLESS OTHERWISE SPECIFIED. DIMENSIONS ARE TO BE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
  - D. MAINTAIN FLOOR FINISH ELEVATION UNLESS OTHERWISE SPECIFIED. DIMENSIONS ARE TO BE TO CENTERLINE UNLESS OTHERWISE SPECIFIED. DIMENSIONS ARE TO BE TO CENTERLINE UNLESS OTHERWISE SPECIFIED. DIMENSIONS ARE TO BE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
  - E. ALL DIMENSIONS OF PARTS OR JOINTS, ETC. ARE TO BE TO CENTERLINE UNLESS OTHERWISE SPECIFIED. DIMENSIONS ARE TO BE TO CENTERLINE UNLESS OTHERWISE SPECIFIED. DIMENSIONS ARE TO BE TO CENTERLINE UNLESS OTHERWISE SPECIFIED. DIMENSIONS ARE TO BE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

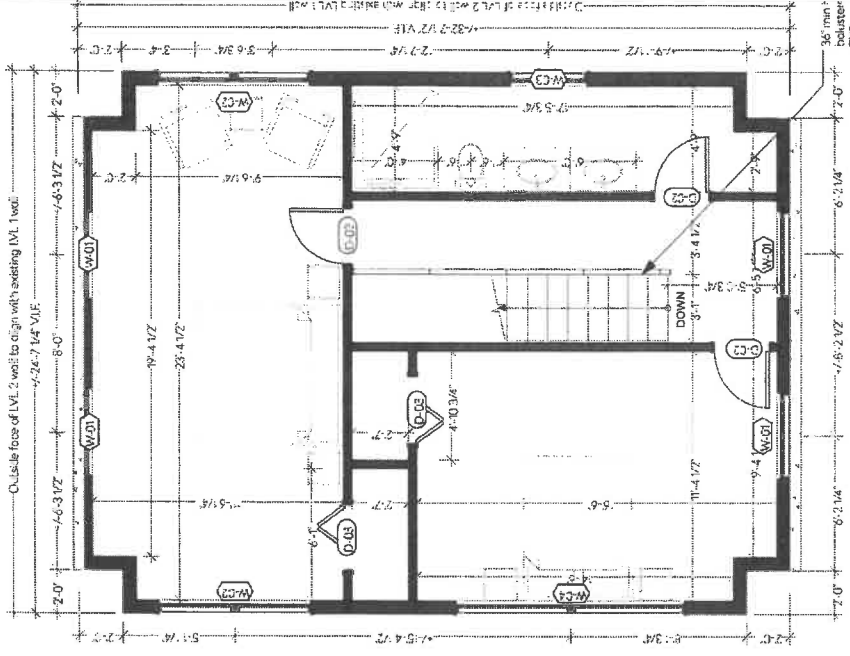
## FLOOR PLAN LEGEND

-  Existing to Remain
-  New Construction

All floor joists and structural framing to be sized and engineered by architect GC to comply with engineer's requirements.



All floor joists and structural framing to be sized and engineered by architect GC to comply with engineer's requirements.



ISSUE DATE: **08/31/2021**

CONSULTANTS

Govan Moy Residence  
74 Ship St.  
Jamestown, RI

FLOOR PLANS

A101

SHEET 1 OF 1

1 SECOND FLOOR  
SCALE: 3/8" = 1'-0"

2 SECOND FLOOR  
SCALE: 3/8" = 1'-0"



RELEASE DATE  
08/31/2021

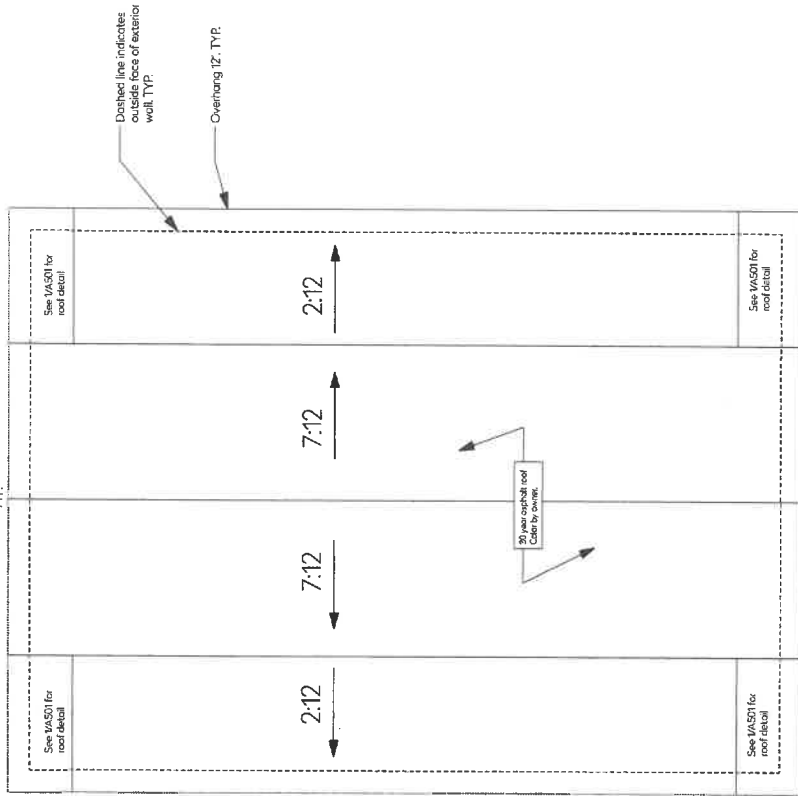
CONTRIBUTORS

Giovan Moy Residence  
74 Ship St.  
Jamestown, RI

Roof Plan

A 102  
SHEET 7  
OF 17

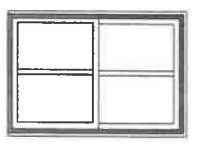
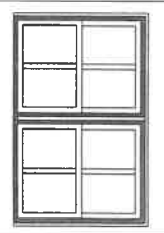
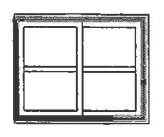
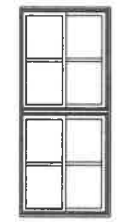

All roof trusses to be sized and  
engineered by architect, GC or  
consulting engineer as required.  
TYP.



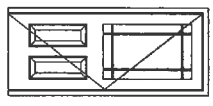
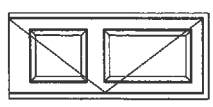
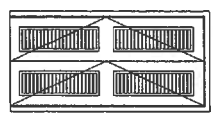
1 Roof Plan  
A 102 SCALE: 3/8" = 1'-0"



WINDOW LEGEND

Element ID	W-01	W-02	W-03	W-04	W-05
Type	Double Hung	Double Hung	Double Hung	Double Hung	
View					
Dimensions	4'-0"x6'-0"	7'-0"x4'-6"	3'-6"x4'-6"	10'-6"x4'-6"	2'-8"x2'-8"
Manufacturer					
Quantity	4	2	1	1	2
Notes					

DOOR LEGEND

Element ID	D-01	D-02	D-03
Type			
View			
Dimensions	2'-7"x6'-8"	2'-6"x6'-8"	3'-0"x6'-8"
Manufacturer			
Quantity	1	3	2
Notes	Exterior	Interior	Interior

**PROVIDENCE ARCHITECTURE**  
 269 Wickenden St. Providence  
 Rhode Island 02903



ISSUE DATE  
 08/31/2021

CONSULTANTS

Giovan Moy Residence  
 74 Ship St.  
 Jamestown, RI

Doors & Windows

A 501

SHEET 07 OF 17

**I. GENERAL**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI) 308R-03 FOR REINFORCED CONCRETE AND ACI 318M-05 FOR THE DESIGN OF STRUCTURAL CONCRETE.
2. THE REINFORCEMENT OF THE CONCRETE SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
3. THE REINFORCEMENT SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

**II. DESIGN LOADS**

1. DEAD LOADS:
  - a. FINISH FLOOR SLAB: 15 PSF
  - b. PARTITION WALLS: 20 PSF
  - c. CEILING: 10 PSF
  - d. MECHANICAL, ELECTRICAL, AND PLUMBING (MEP): 15 PSF
  - e. FLOOR FINISHES: 10 PSF
2. LIVE LOADS: 40 PSF
3. WIND LOADS: AS PER ASCE 7-10
4. SEISMIC LOADS: AS PER ASCE 7-10
5. SOIL PRESSURE: AS PER ASCE 7-10
6. COLLISION LOADS: AS PER ASCE 7-10
7. IMPACT LOADS: AS PER ASCE 7-10
8. OTHER LOADS: AS PER ASCE 7-10

**III. CONCRETE**

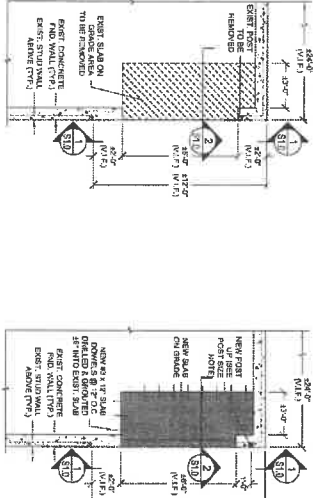
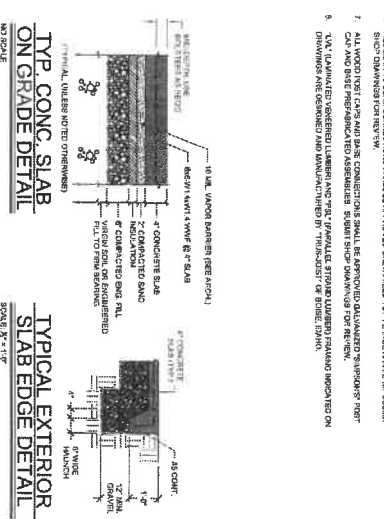
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**IV. FOUNDATIONS**

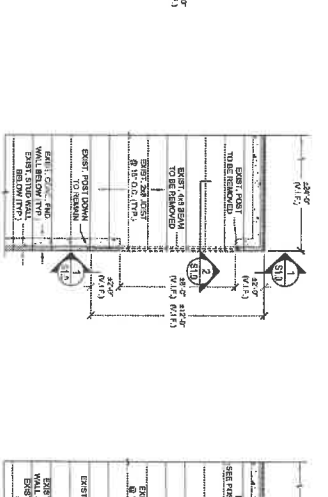
1. ALL FOUNDATIONS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
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4. THE FOUNDATIONS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

**V. STRUCTURAL LAMBER**

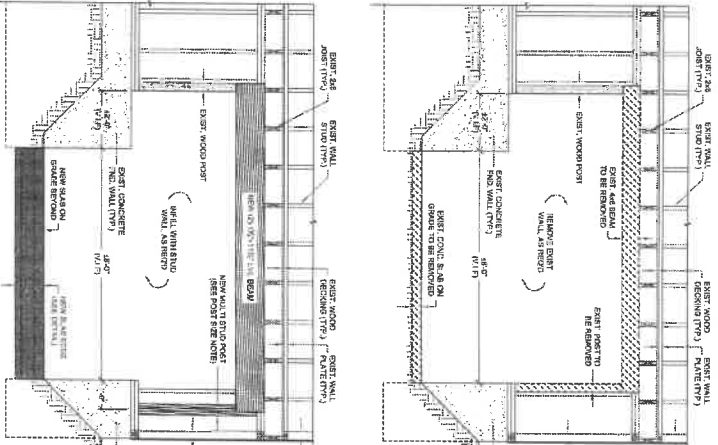
1. ALL STRUCTURAL LAMBER SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
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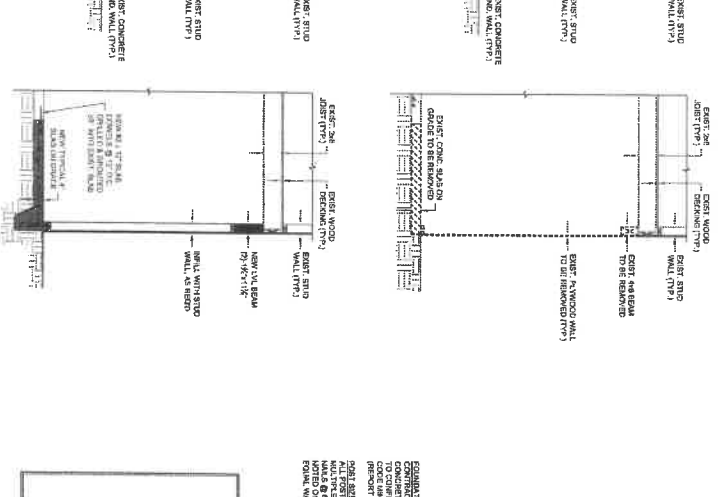
**FOUNDATION PLAN**



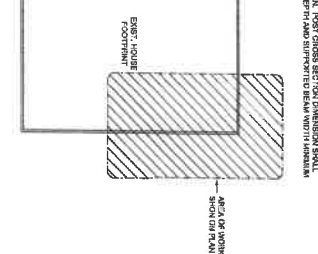
**FIRST FLOOR FRAMING PLAN**



**SECTION 1**



**SECTION 2**



**KEY PLAN**

**GIOVAN MOY RESIDENCE**

74 SHIP STREET  
JAMESTOWN, RI 02835

**FOUNDATION PLANS & NOTED SECTIONS & DETAILS**

**AS NOTED**

DATE: 08-31-2021

CONTRACT: A.B.1.B.

PROJECT: 2021-00127

SCALE: 1/8" = 1'

**S1.0**

**BOTRAY Consulting**

Professional Engineer

0001-00000000

0001-00000000

0001-00000000



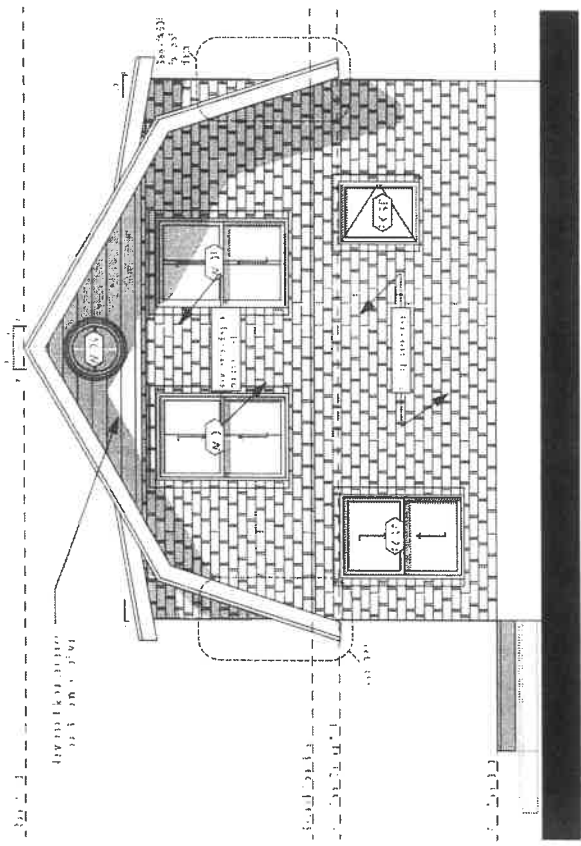
DATE  
08/31/2021

CONSULTANTS

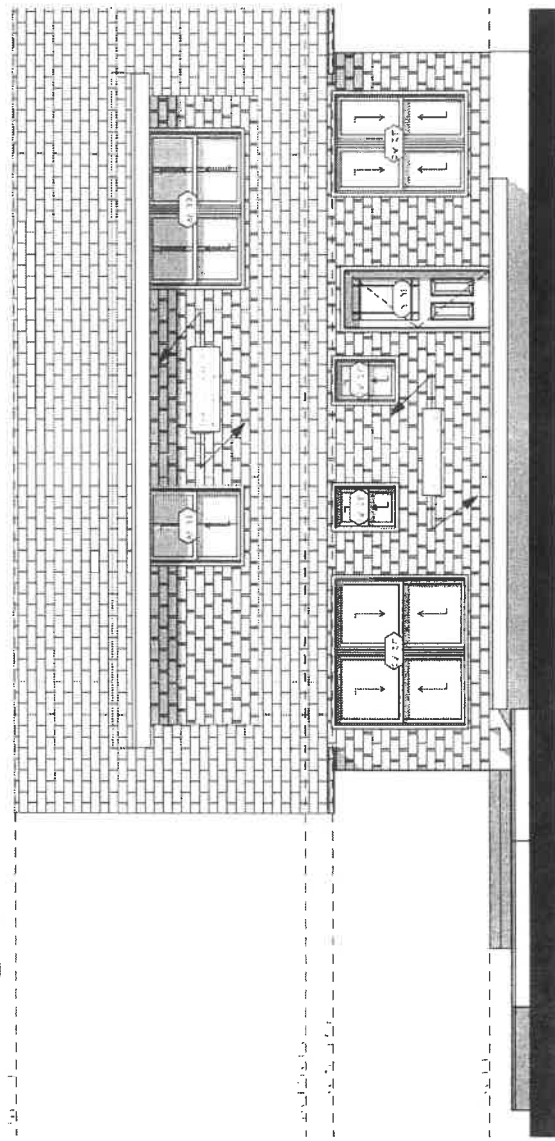
Giovan Moy Residence  
74 Ship St.  
Jamestown, RI

EXTERIOR ELEVATIONS

A203  
SHEET 1/1



1 North Elevation  
SCALE: 3/8" = 1'-0"



2 East Elevation  
SCALE: 3/8" = 1'-0"



ISSUE DATE

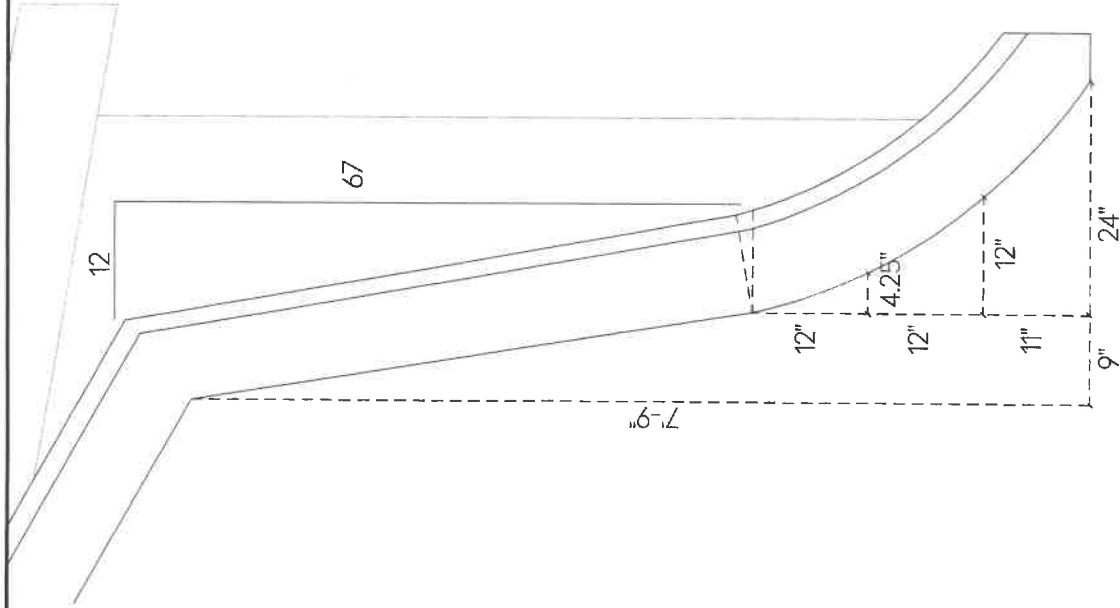
08/31/2021

CONSULTANTS

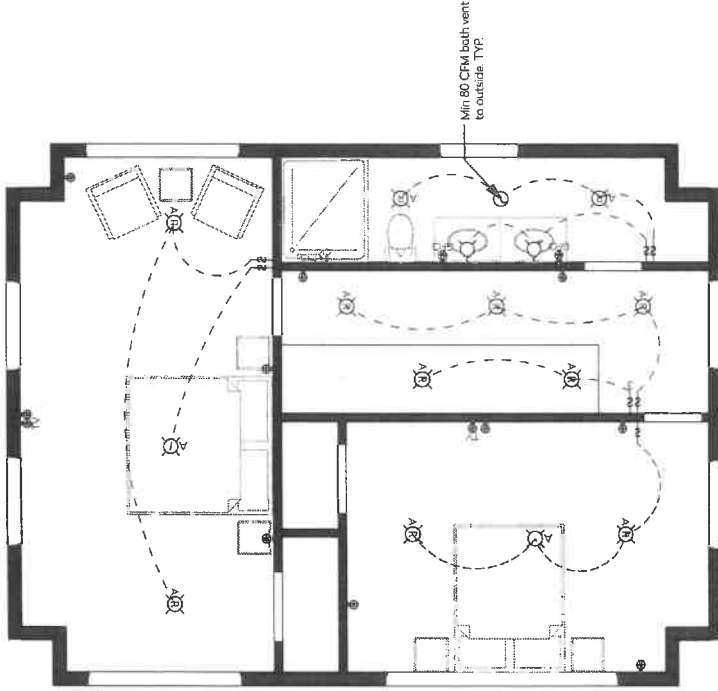
Giovan Moy Residence  
74 Ship St.  
Jamestown, RI

Roof Detail

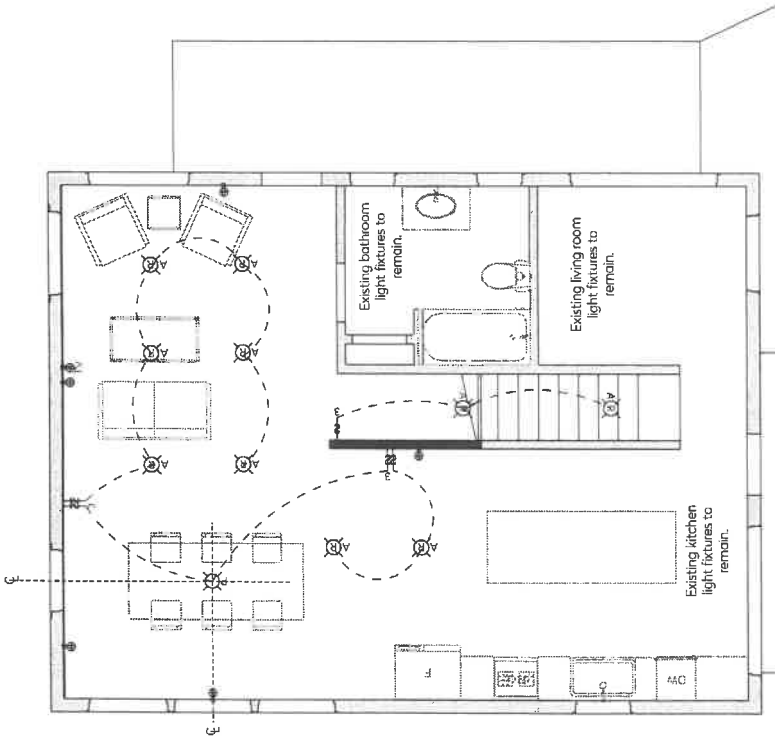
A 500  
SHEET 13 OF 17



All roof and floor trusses to be engineered and sized by manufacturer. TYP.



1 Second Floor MEP  
SCALE: 3/8" = 1'-0"

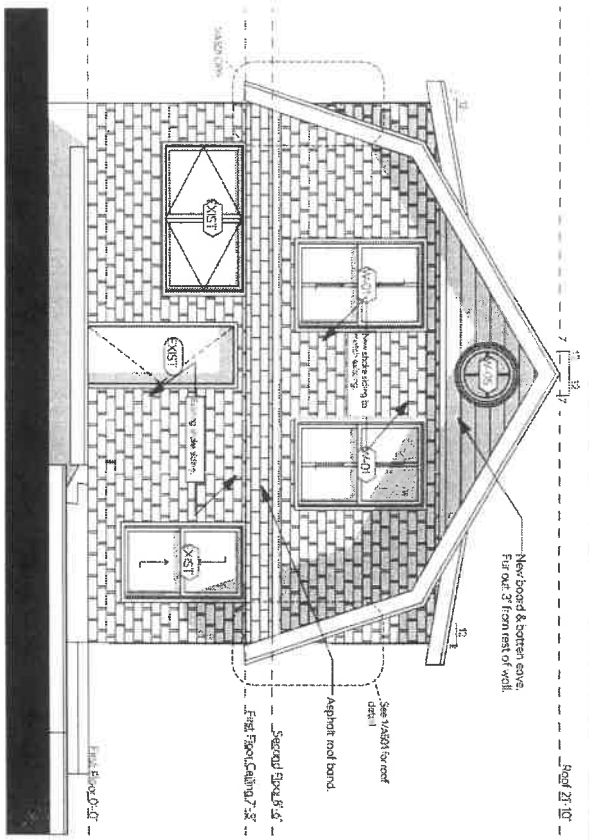


2 First Floor MEP  
SCALE: 3/8" = 1'-0"

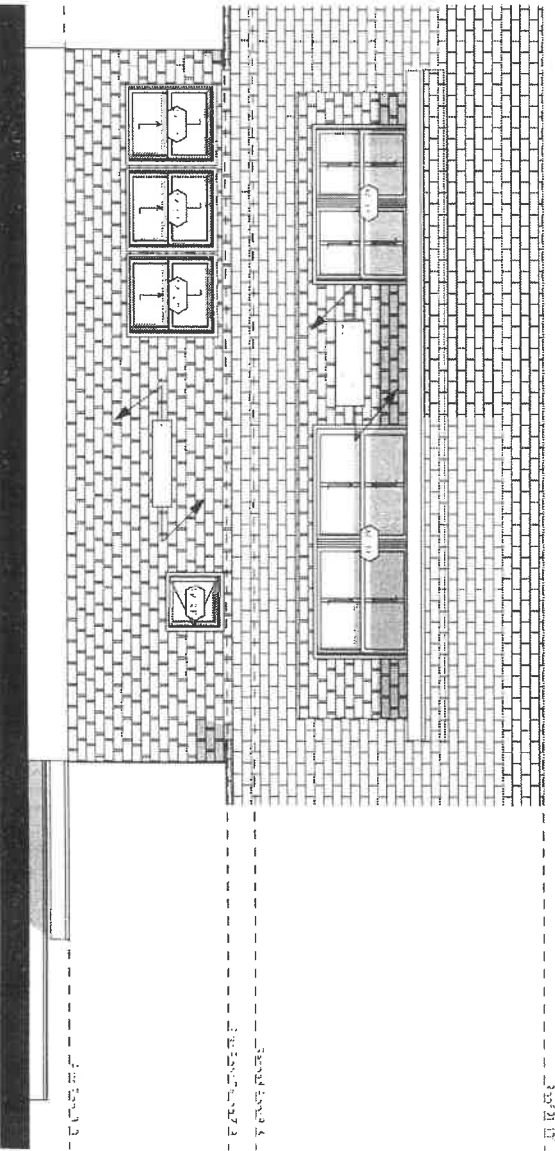
ELECTRICAL LEGEND			
Plan View	Title	Element ID	Quantity
	Cable Outlet	O-04	3
	GFCI Outlet	O-02	2
	Outlet	O-01	16
	Switch	S-01	8
	Switch	S-02	1
	Two Way Switch	S-02	3

LIGHTING LEGEND			
Plan View	Title	Element ID	Quantity
	Recessed Can	L-01	20
	Semi Flush	L-02	2
	Vanity Light	L-03	1
	Pendant	L-04	1
			<b>24</b>





1 North Elevation  
SCALE 3/8" = 1'-0"



2 South Elevation  
SCALE 3/8" = 1'-0"

**PROVIDENCE ARCHITECTURE**

269 Wickenden St. Providence  
Rhode Island 02903



ISSUE DATE  
**08/31/2021**

CONSULTANTS

**Giovan Moy Residence**  
74 Ship St.  
Jamestown, RI

EXTERIOR ELEVATIONS

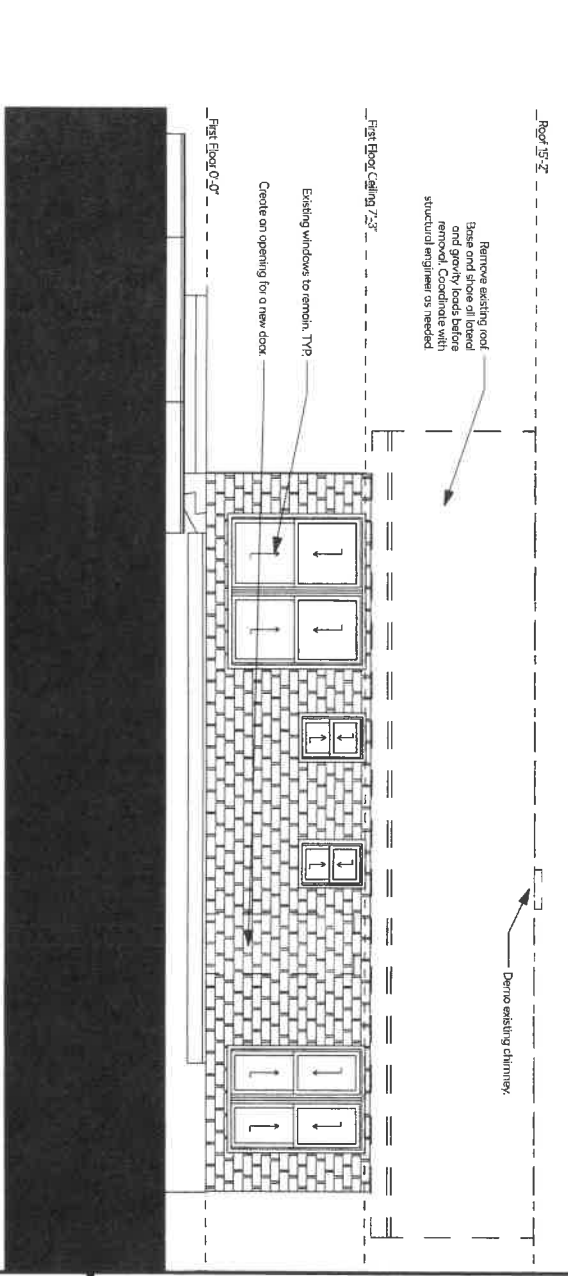
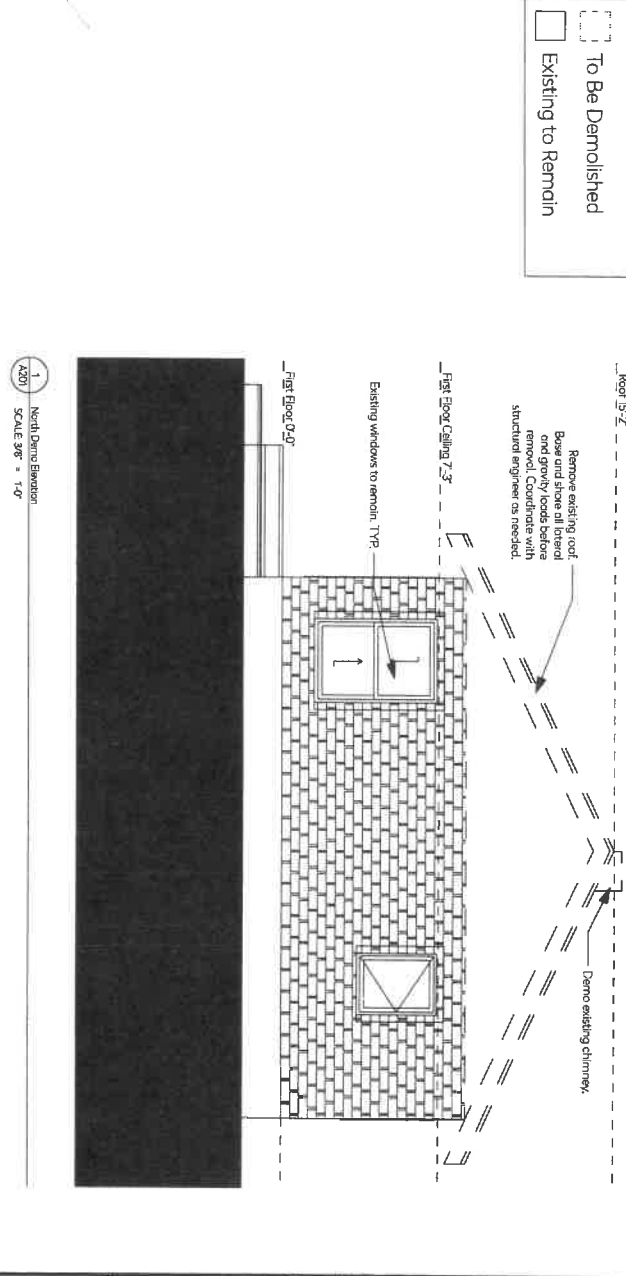
SHEET #  
**A202**  
OF 2

# DEMOLITION NOTES

ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH ALL CITY AND STATE REGULATIONS AND ALL ASSOCIATED PARTS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PROVIDENCE AND THE STATE OF RHODE ISLAND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PROVIDENCE AND THE STATE OF RHODE ISLAND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PROVIDENCE AND THE STATE OF RHODE ISLAND.

# DEMO LEGEND

- To Be Demolished
- Existing to Remain



**PROVIDENCE ARCHITECTURE**

249 Wickenden St. Providence  
Rhode Island 02903

**Giovan Moy Residence**

74 Ship St.  
Jamestown, RI

ISSUE DATE  
**08/31/2021**

CONSULTANTS

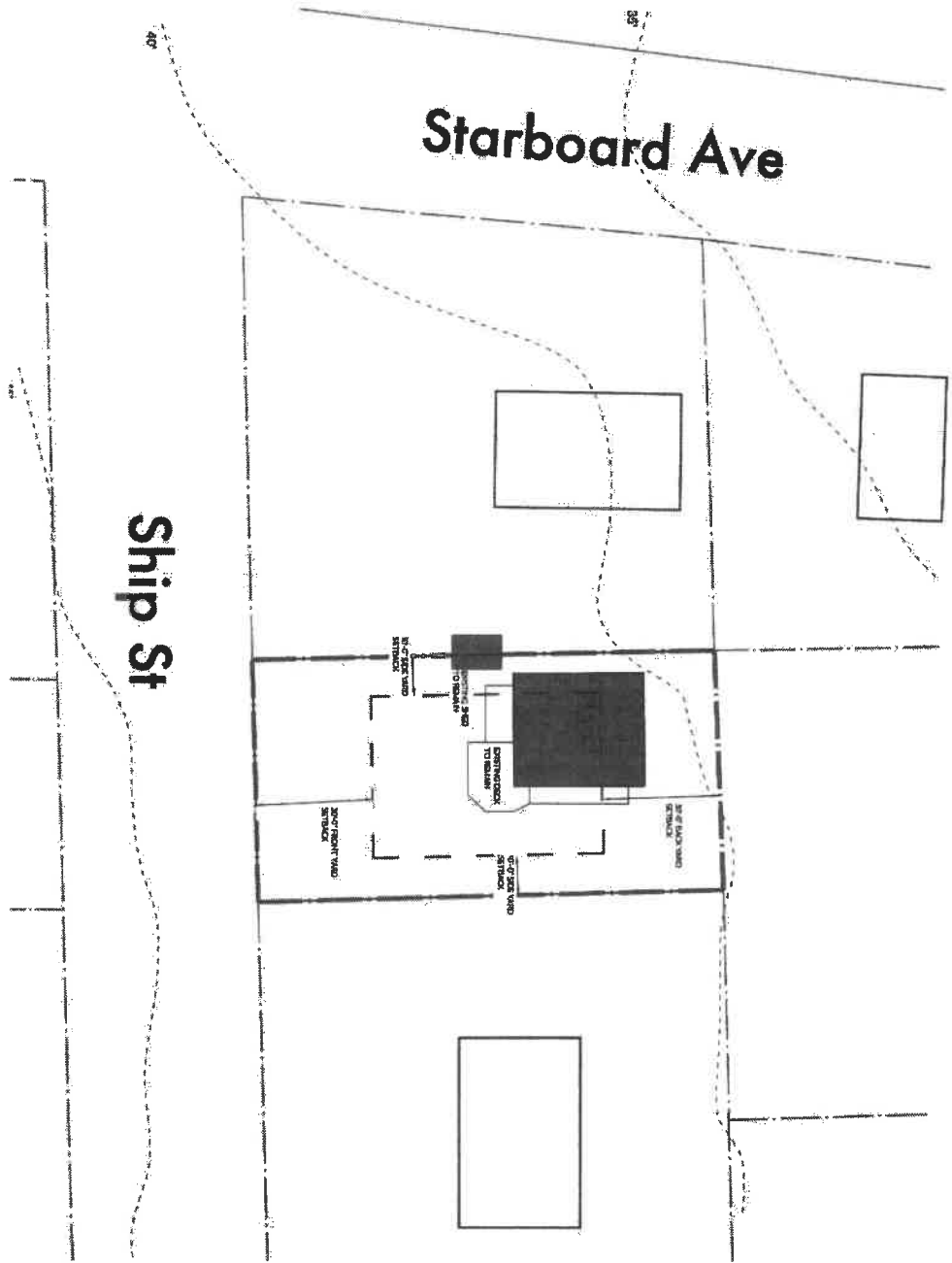
DEMO ELEVATIONS

**A201**

SHEET 10 OF 17







**PROVIDENCE ARCHITECTURE**  
289 Wickenden St. Providence  
Rhode Island 02903



DATE: 08/31/2021

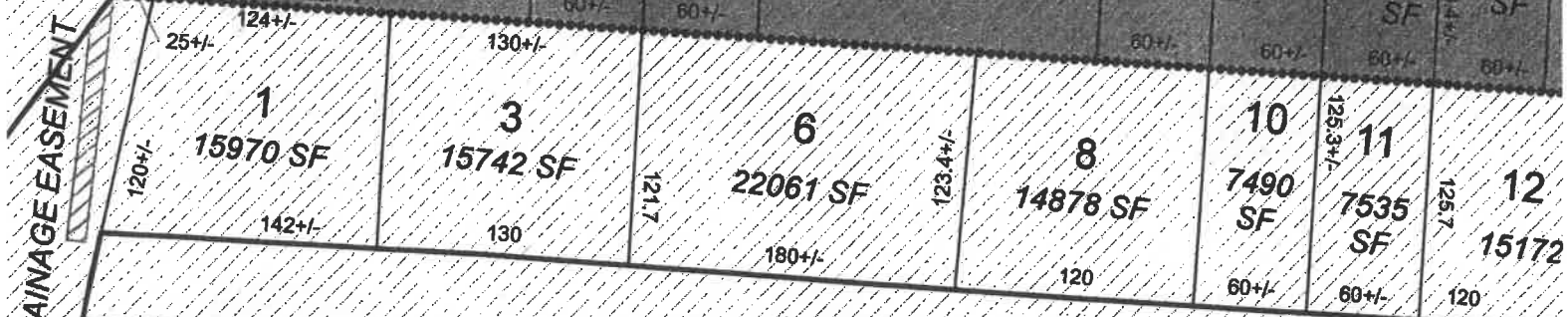
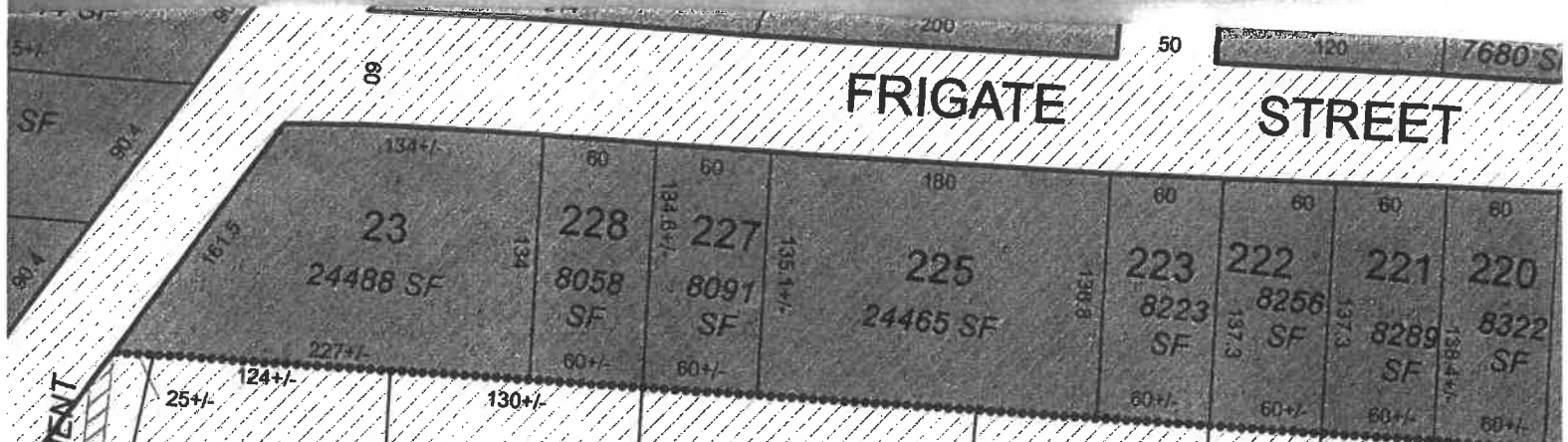
CONSULTANTS

**Giovan Moy Residence**  
74 Ship St.  
Jamestown, RI

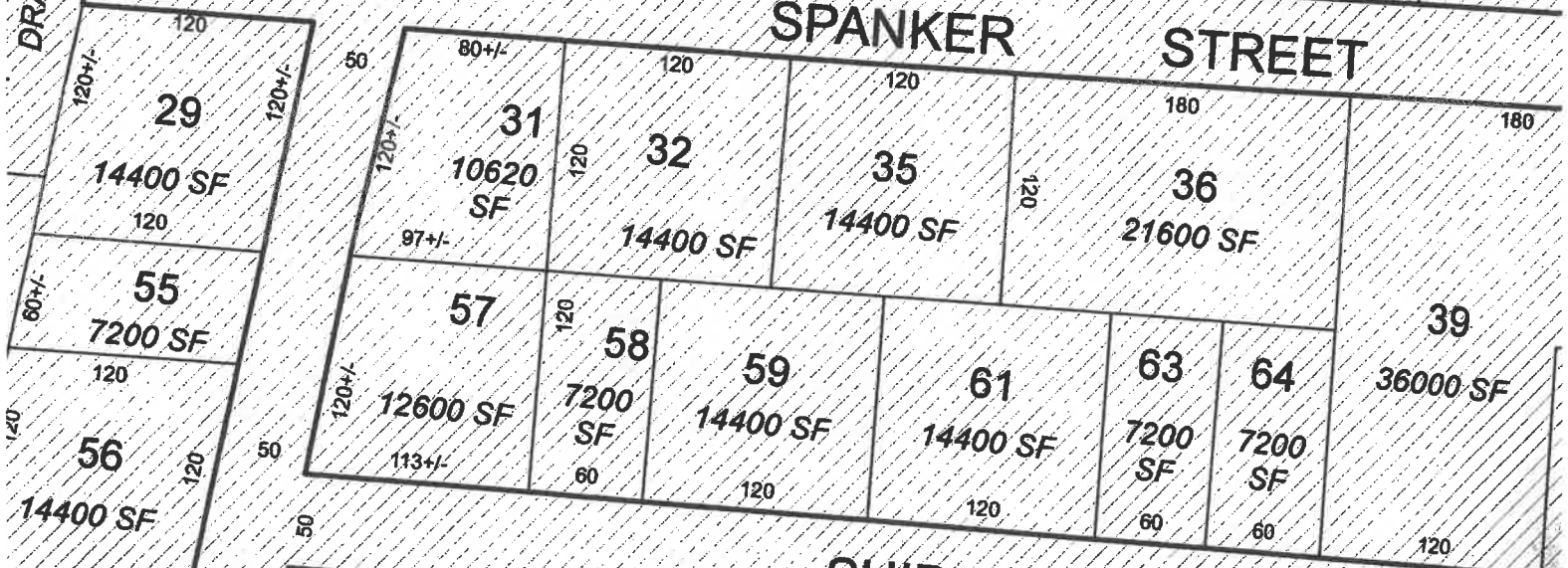
Site Plan

AS 001  
SHEET 1 OF 2

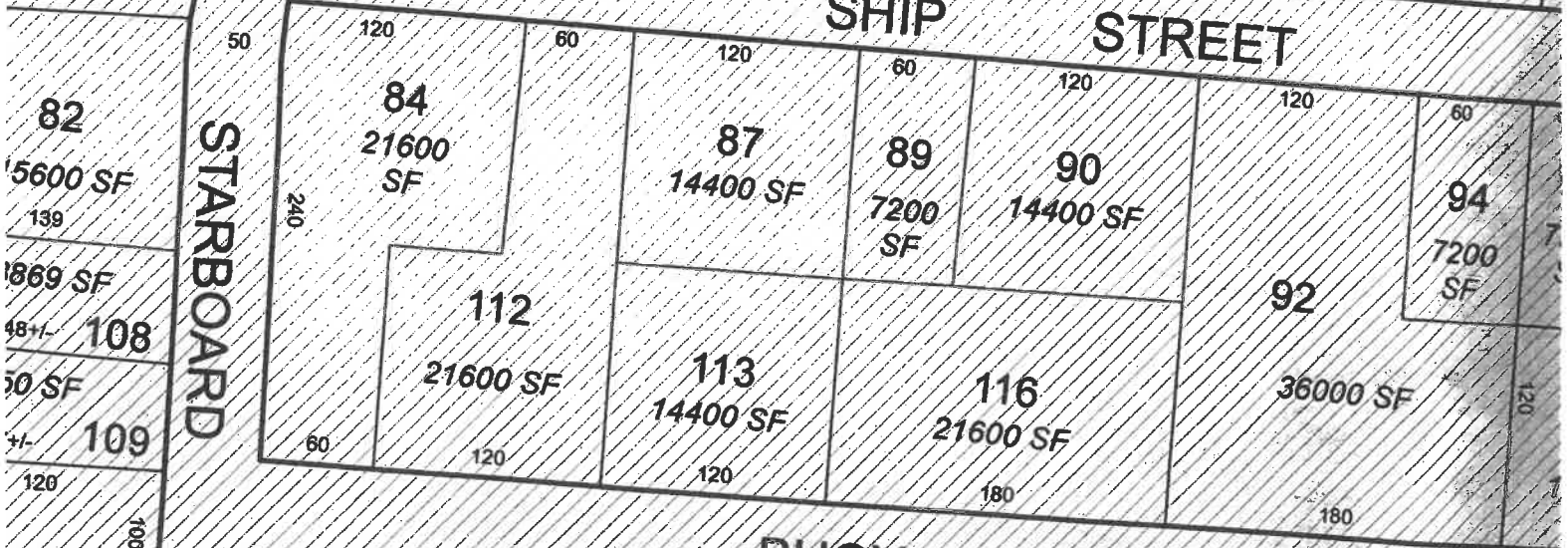
FRIGATE STREET



SPANKER STREET



SHIP STREET



BUOY STREET



DRAINAGE EASEMENT  
STARBOARD AVE

Parcel ID: 15-1  
SALISBURY, CHESTER N.  
P.O. BOX 3565  
CRANSTON RI 02910-0565

Parcel ID: 15-112  
HABERLAND, ROBERT W &  
JACQUELINE  
74 BUOY STREET  
JAMESTOWN RI 02835

Parcel ID: 15-113  
WATTS, DAVID H ET UX KAREN A  
PO BOX 553  
RINDGE NH 03461

Parcel ID: 15-29  
WESTALL, LEE ET  
WESTALL, REBECCA A  
37 STARBOARD AVE  
JAMESTOWN RI 02835

Parcel ID: 15-3  
MCCAFFREY, WILLIAM K. ET  
MCCAFFREY, GLENNA JANE  
982 EAST SHORE ROAD  
JAMESTOWN RI 02835

Parcel ID: 15-31  
LAZO FAMILY TRUST  
N. JONES & C. LAZO, TRUSTEES  
38 STARBOARD AVENUE  
JAMESTOWN RI 02835

Parcel ID: 15-32  
SWAIN, DAVID M & SUSAN M  
73 SPANKER STREET  
JAMESTOWN RI 02835

Parcel ID: 15-35  
TURCO, MARK A & JUSTINE M.  
261 BENEFIT ST #3  
BOSTON MA 02116-6429

Parcel ID: 15-36  
VIEHLAND, DWIGHT D ET  
LI, JIE-FANG  
308 FINCASTLE DR  
BLACKSBURG VA 24060-5036

Parcel ID: 15-55  
ST SAUVEUR, GUY C & SHEILA A,  
TRUSTEES  
29 JACKSON DRIVE  
HOLLISTON MA 01746-2292

Parcel ID: 15-56  
OKEEFFE, JOHN  
31 STARBOARD AVENUE  
JAMESTOWN RI 02835

Parcel ID: 15-57  
COLEMAN, TIMOTHY J. ET  
COLEMAN, ANNE MARIE  
32 STARBOARD AVE  
JAMESTOWN, RI 02835

Parcel ID: 15-58  
GIOVAN, ALKIONE  
74 SHIP STREET  
JAMESTOWN RI 02835

Parcel ID: 15-59  
LIEFFERS, ANDREW T & CARA L  
72 SHIP STREET  
JAMESTOWN RI 02835

Parcel ID: 15-6  
STANDISH, JAMES L JR ET  
LEARY, CATHLEEN M  
70 SPANKER ST  
JAMESTOWN, RI 02835

Parcel ID: 15-61  
TOWN OF JAMESTOWN  
93 NARRAGANSETT AVENUE  
JAMESTOWN RI 02835

Parcel ID: 15-82  
FAIRFIELD, KATHLEEN (LE)  
FAIRFIELD, CAITLIN K.  
25 STARBOARD AVENUE  
JAMESTOWN RI 02835

Parcel ID: 15-84  
STARBOARD BAYSIDE LLC  
11409 GREEN MOOR LN  
OAKTON VA 22124

Parcel ID: 15-87  
SMITH, ROBERT BRIAN ET  
KUZMICK, KENNETH F TRUSTEE  
185 BRISTOL FOREST TRAIL  
SANFORD FL 32771-7996

Parcel ID: 15-89  
CONANICUT ISLAND LAND TRUST  
P.O. BOX 106  
JAMESTOWN RI 02835

Parcel ID: 15-90  
TOWN OF JAMESTOWN  
93 NARRAGANSETT AVENUE  
JAMESTOWN RI 02835